



The Planning
Inspectorate

Local Government Association

Role of the Planning Inspectorate

Sir Michael Pitt
Chair and Chief Executive
The Planning Inspectorate
16 July 2012

Localism

**“We’re going to give
local Councils more
power and
responsibility”**



**“We are reforming
the Planning
system to restore
democratic and
local control over
planning”**



Leadership role of Councils

1. NPPF:

- Satisfying job and housing needs
- Plans and CIL
- Co-operating with neighbours
- Directing development



2. National Infrastructure



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New

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Inspectors (350)

Leadership
&
Performance
Management

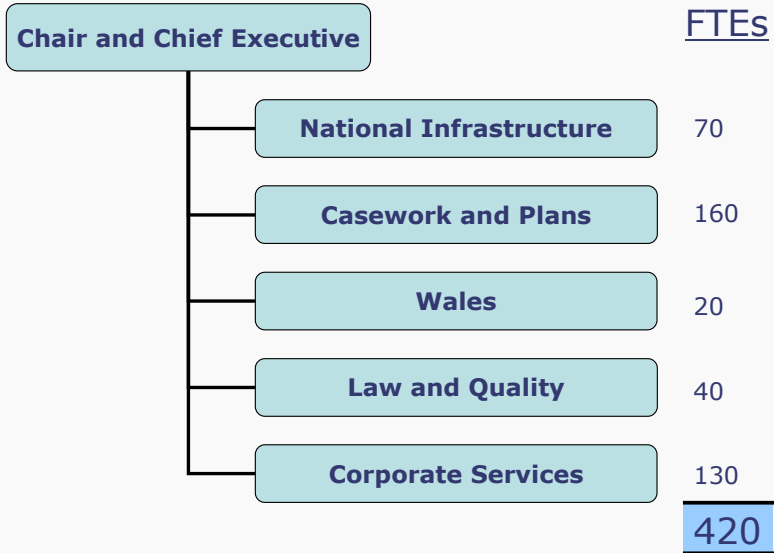
Casework
Support

Briefing
&
Advice

Resources

New

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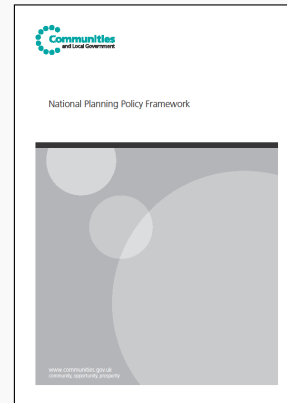
Planning Inspectorate: Workload

National Infrastructure	76
Secretary of State	34
Development Plans & CIL	90
Appeals	16,760
Enforcement	3,528
Environment/Specialist	2,006
Costs	257
	<u>22,751</u> Cases



NPPF

- **Development means growth**
- **Housing a rising population**
- **Presumption in favour of sustainable development**
- **Duty to Co-operate**
- **Framework for councils to produce their own distinctive plans**
- **Creative exercise**



Joint Effort!

- **Driving delivery of NPPF**
- **Telephone helpline**
- **Seminars and one-to-ones**
- **Reference back to parties (6000 letters)**

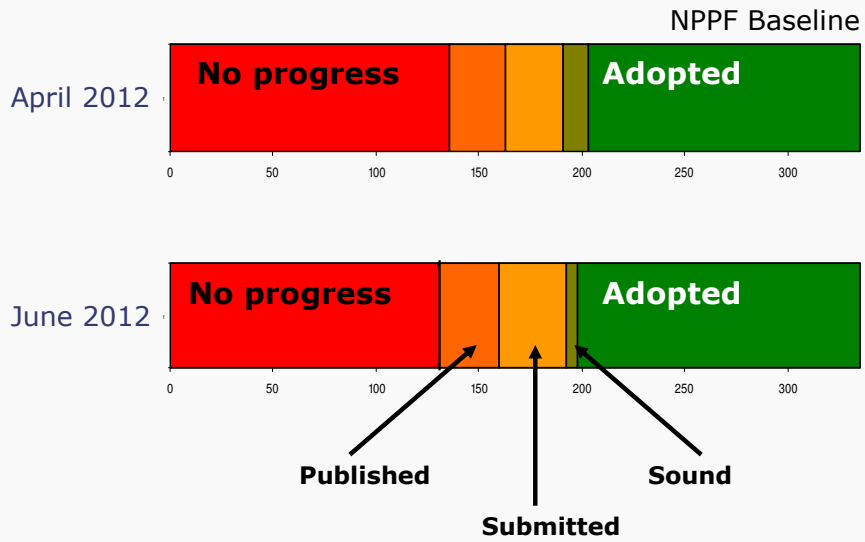


The central importance of Local Plans

- “... the keystone of the planning system.”
- “... the starting point for decision making.”
- Examined by an independent Inspector for ‘soundness’
 - Duty to co-operate
 - Positively prepared
 - Effective and Justified
 - Consistent with National Policy



Progress on Local Plan Preparation





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Applications and Appeals: 2011

Planning applications decided: 430,700

Planning applications granted: 350,400

Planning applications
refused: 80,300

Appeals decided: 14,500

Appeals allowed: 5,000

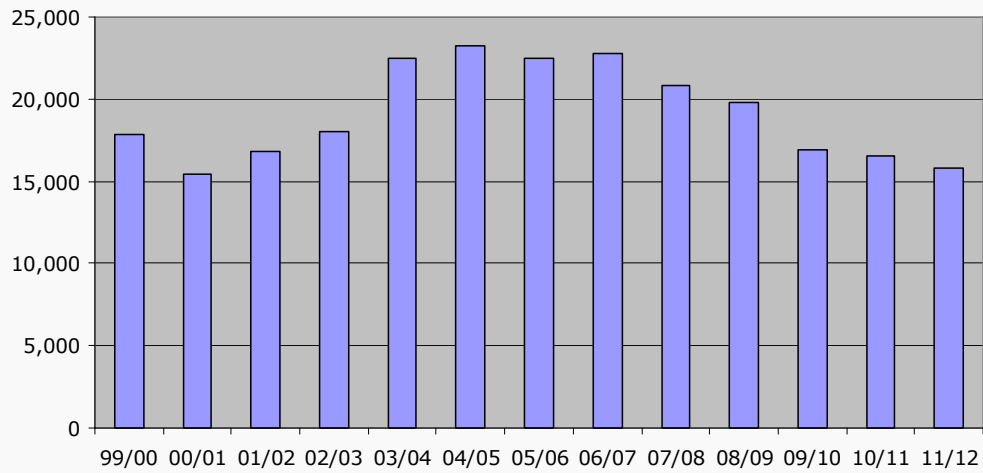
SUMMARY

- 81.4% of applications are granted locally
- 3.4% of planning decisions go to appeal
- 34.3% of appeals are allowed
- 98.8% of local decisions stand



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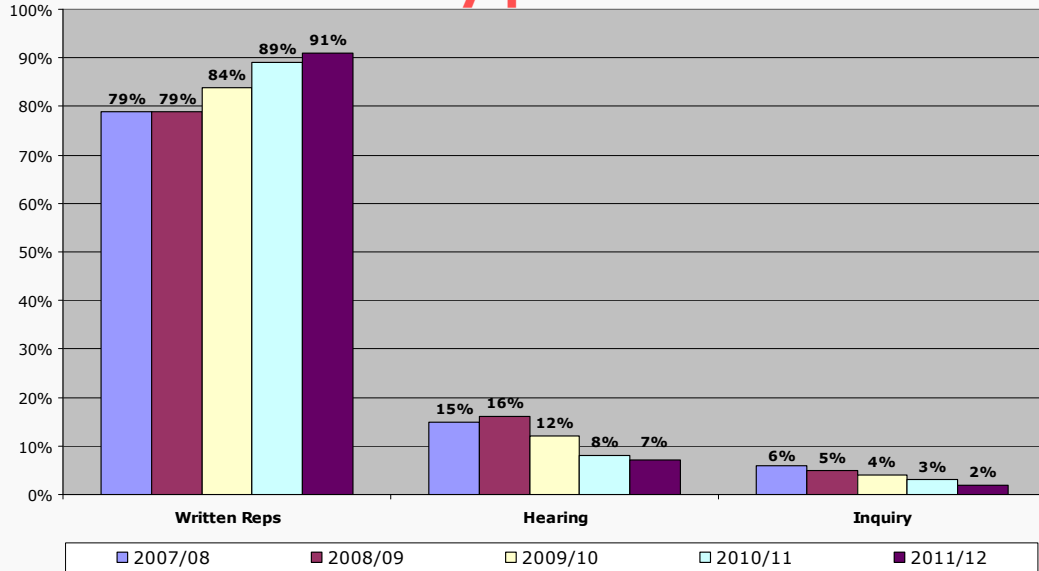
Planning - appeals caseload



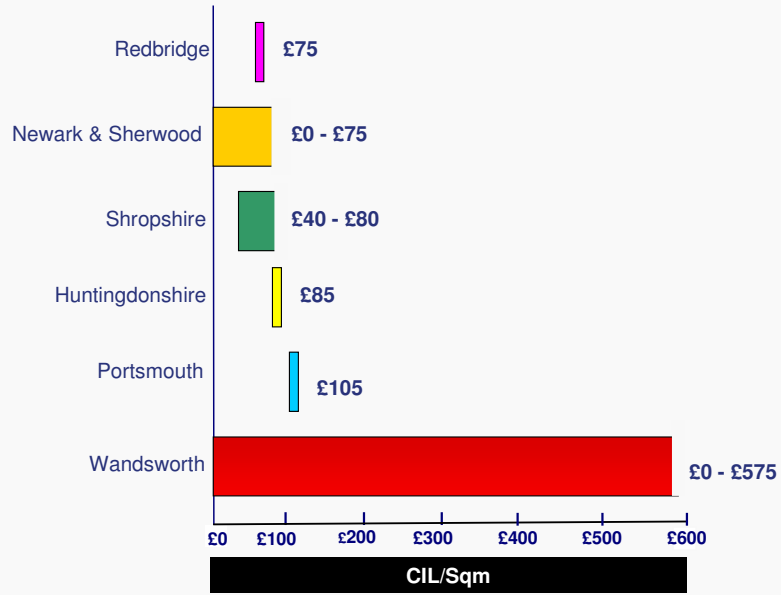
* inc Householder Appeals Service cases

1999/00	17,800
2000/01	15,400
2001/02	16,800
2002/03	18,000
2003/04	22,500
2004/05	23,200
2005/06	22,500
2006/07	22,800

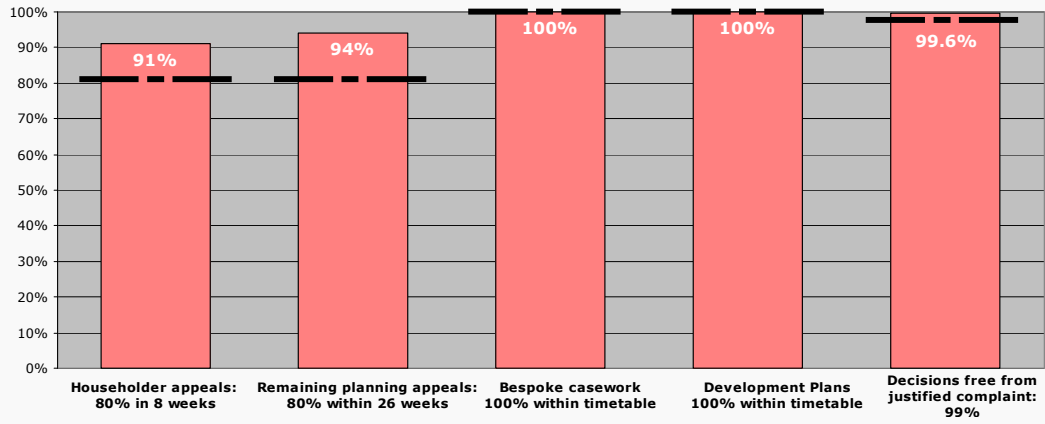
Planning Appeals intake - % by procedure



CIL: Residential (C3)



Performance against key service standards: 2011/12



Appeals reforms

1) Planning Guarantee

- No more than 12 months to determine an application including any appeal
- Baseline report on performance in August (Budget and Plan for Growth, March 11)

2) Appeals Review

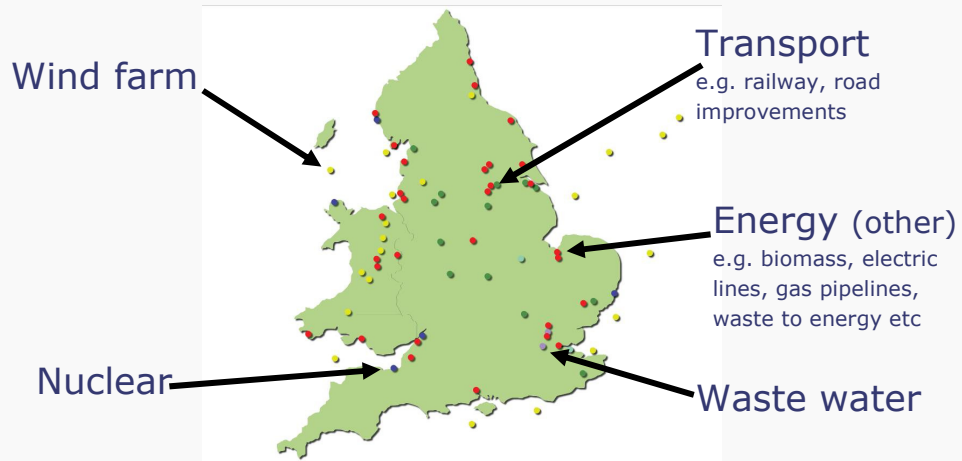
- Faster and more transparent; improve consistency and certainty of appeal decisions
- Streamline rules and guidance and earlier engagement (Chancellor's Autumn Statement, Nov 11)

National Infrastructure

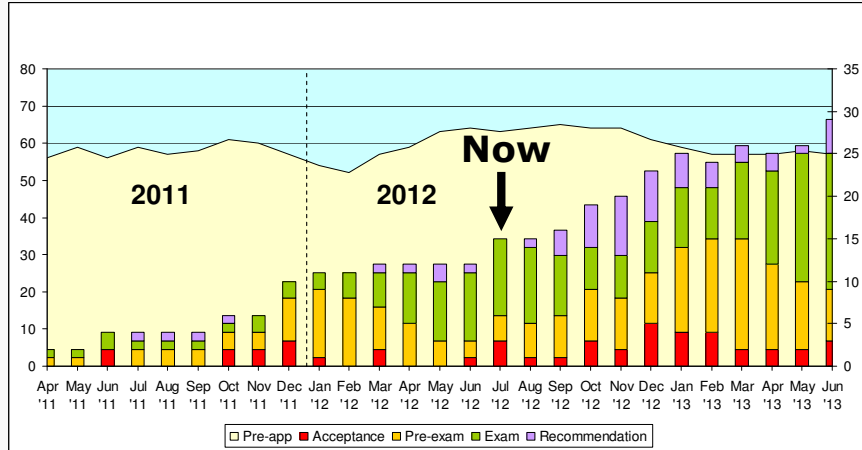
**“An all-out mission
to kick-start
infrastructure projects
and revive the economy”**



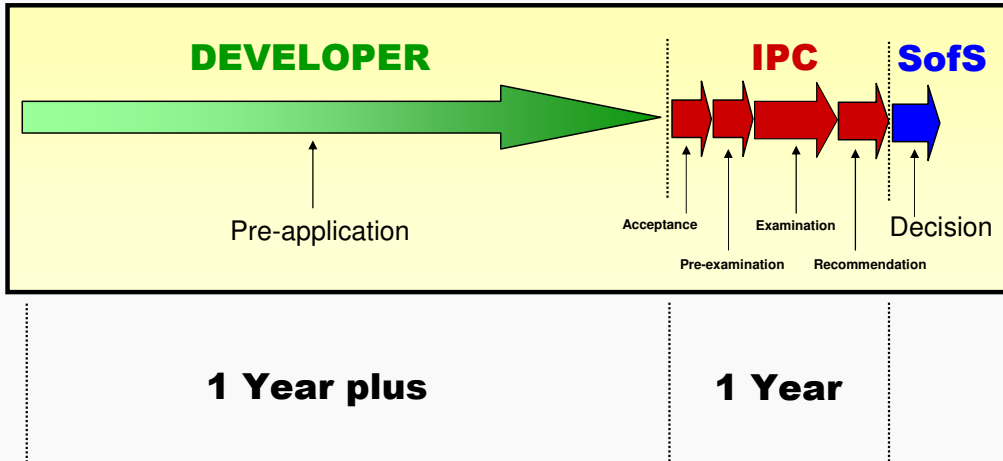
The size of the challenge



National Infrastructure caseload



The Planning Act 2008



The role of local authorities

- **Statutory Consultee**
- **Design of SoCC**
- **Advice on adequacy of consultation**
- **Local Impact Report**
- **Negotiation of S106 agreements**
- **Statements of Common Ground**
- **PPAs**
- **Enforcement**



Work closely with developers long before the application is made, whether or not the LA supports the proposal

Consider Planning Performance Agreements

Ensure developer's Statement of Community Consultation is fit for purpose

Work with IPC to ensure effectiveness of outreach programme so that local communities are well informed about the process

Submit views to IPC on adequacy of applicant's consultation

Prepare Local Impact Report – IPC advice is to begin work on this well before application is made, and to make full use of the authority's technical and community knowledge of the area

Make further representations to the Commissioner if LA wishes to express a clear view on the proposal

Liaise with the IPC on timetables in cases where the applicant must apply for local planning permission as well as development consent

Role in enforcement of the development consent order

Hinkley Point C Nuclear Power Station

- **Over 36,000 pages; over 800 plans; 110 binders**
- **Environmental Statement
– 47 Binders**
- **Consultation report
– 21 binders**
- **Flood risk
– 16 binders**
- **HRA – 2 binders**
- **DCO – 1 binder**
- **Other documents
– 21 binders**

